

CONFIDENTIAL

DP/S 64-6570

P-99

30 DEC 1964

MEMORANDUM FOR: Deputy Director for Support

SUBJECT : Relocation of Downtown Agency Components to the Rosslyn Area (Second Phase, Alcott Hall, R&S Building and Quarters Eye)

REFERENCE : Letter dated Nov. 27, 1964, from the Regional Director, PBS, Region 3, to C/RECD/OL, same subject

1. This memorandum contains a recommendation for Deputy Director for Support approval. Such recommendation is contained in paragraph 6.

2. The Regional Director, Public Buildings Service, Region 3, in his letter of November 27, 1964, reported on the results of his market survey in the Rosslyn area. The survey indicated that a substantial quantity of space can be delivered in that area in September 1965, and the Regional Director suggested that PBS should consider going into the market for additional space on or about May 1, 1965.

3. In a recent telephone conversation with this office, the Regional Director suggested that PBS might consider going into the market shortly after the first of the year to solicit proposals from builders who have arranged the construction financing but who have not yet started construction; at least no more than the excavation. This would enable us to get our requirements to the builder early enough for him to incorporate these requirements into his design work before starting actual construction and should result in earlier occupancy and the elimination of later costly modifications to a completed building.

4. The Regional Director inquired if we were prepared to commit the necessary funds to reimburse PBS for the rent of 151,000 sq. ft. until such time as PBS provided for the rent in their budget. BOB Circular No. A-11, requires the using agency to fund these rental costs for the balance of the fiscal year in which the space is acquired and all of the following fiscal year.

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REASON

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5. At this point it is not possible to determine precisely what these costs will be as they depend upon the date that PBS makes the space available for our use. However, we can give a rough estimate of what these could be based on occupancy in January 1966:

- |    |                                    |           |
|----|------------------------------------|-----------|
| a. | Rent 151,000 sq. ft. @ \$4.50 per  | \$339,750 |
|    | sq. ft., <u>6 months of FY '66</u> |           |
| b. | Rent 151,000 sq. ft. @ \$4.50 per  |           |
|    | sq. ft., <u>all of FY '67</u>      | \$679,500 |

6. It is recommended that you authorize this office to request PBS to proceed at once to solicit proposals as described in paragraph 3 above, and advise them that the Agency will be prepared to reimburse PBS for the rental costs in the general range of \$4.30 to \$4.50 per sq. ft., in accordance with BOB Circular No. A-11.

FOIAb3b

ALAN M. WARFIELD  
Director of Logistics

ILLEGIB

APPROVED:

Date

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L. K. White  
Deputy Director  
for Support

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